180.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,200 / 632,200
					USE VALUE:	632,200 / 632,200
					ASSESSED:	632,200 / 632,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
268		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASSERIAN NANCY J/ TRUSTEE	
Owner 2:	MASSERIAN FAMILY TRUST	
Owner 3:		
Street 1:	268 SYLVIA ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MASSERIAN NANCY -
Owner 2:	-
Street 1:	268 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Vinyl Exterior and 1862 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4292.000	247,600	500	384,100	632,200
Total Card	0.099	247,600	500	384,100	632,200
Total Parcel	0.099	247,600	500	384,100	632,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.53 | /Parcel: 339.53

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122272

GIS Ref

GIS Ref

Insp Date 08/22/18

!14157!

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,600	500	4,292.	384,100	632,200		Year end	12/23/2021
2021	101	FV	238,400	500	4,292.	384,100	623,000		Year End Roll	12/10/2020
2020	101	FV	238,400	500	4,292.	384,100	623,000	623,000	Year End Roll	12/18/2019
2019	101	FV	253,200	500	4,292.	378,600	632,300	632,300	Year End Roll	1/3/2019
2018	101	FV	250,300	500	4,292.	290,800	541,600	541,600	Year End Roll	12/20/2017
2017	101	FV	250,300	500	4,292.	274,400	525,200	525,200	Year End Roll	1/3/2017
2016	101	FV	250,300	500	4,292.	252,400	503,200	503,200	Year End	1/4/2016
2015	101	FV	207,400	500	4,292.	236,000	443,900	443,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:26:47

LAST REV

Date	Time
04/15/20	08:17:51
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14157

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASSERIAN NANCY	74291-192	1	3/16/2020	Convenience	1	No	No		
	13275-693		8/31/1977		48,000	No	No		Marian M. Decamp dod 9/14/2019

USER DEFINED

Prior Id # 1:	122272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2014	1394	Re-Roof	6,500					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
8/22/2018	Inspected	BS	Barbara S
7/19/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	345	PATRIOT
3/8/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4292		Sq. Ft.	Site		0	70.	1.28	6									384,134						384,100	

Total AC/HA: 0.09853 | Total SF/SM: 4292 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 384,134 | Spl Credit | Total: 384,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.96825677
Adj $ / SQ:	130.715
Other Features:	78154
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	304161
Depreciation:	56574
Depreciated Total:	247587

COMMENTS

OF = TOILET ONLY ON LLV AND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

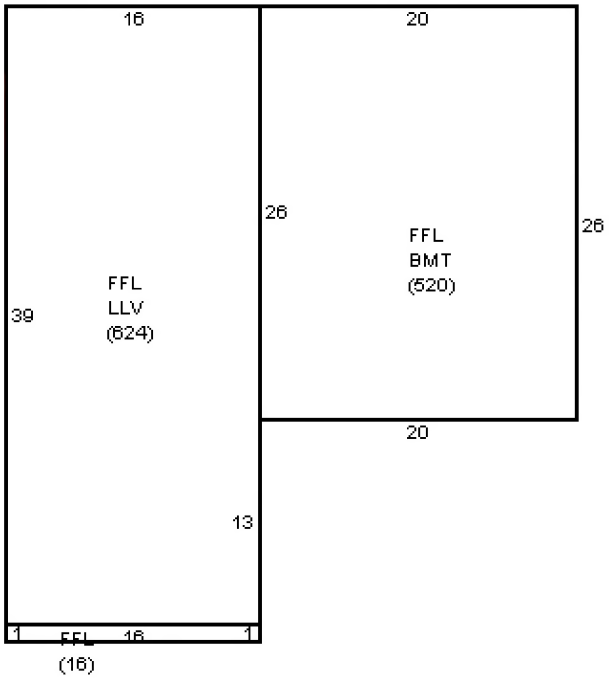
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	130.71
Special Features:	0	Val/Su Net:	107.47
Final Total:	247600	Val/Su SzAd	213.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,160	130.710	151,629
LLV	Lower Level	624	70.590	44,046
BMT	Basement	520	58.330	30,332

Net Sketched Area:	2,304	Total:	226,007
Size Ad	1160	Gross Area	2304	FinArea	1862
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
LLV	100	FLA	50	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	1980	4.85	T	31.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc